Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	FOR COURT USE ONLY
MATTHEW F. KENNEDY	
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TEL: (310) 277-0077 FAX: (310) 277-5735	
UNITED STATES BANKRUPTCY COURT	
CENTRAL DISTRICT OF CALIFORNIA	
In re: BJB INVESTMENTS, LLC	CASE NO.:
	LA 02-23532-ES
Debtor(s).	

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: April 24, 2003 Time: 10:30 a.m.
Location: Courtroom "1645", 255 E. Temple Street, Los Angeles, California
ype of Sale: x Public: Private: Last date to file objections: April 10, 2003
escription of Property to be Sold: Parcel of real property commonly known as 13442 Old Vinery Road, Poway, California
erms and Conditions of Sale: "As-Is" and Where-Is" basis with no warantee or recourse
whatsoever and free of all liens and interests including the lien on record
recorded on or about November 5, 2001, in favor of Howard Zarrett and Sheryl A.
arrett, et al.
roposed Sale Price: \$500,000.00 Higher and better bids should be made via written offer without converbid Procedure (If Any): ditions and delivered to counsel for the Trustee, named in upper learner of this Notice, accompanied by a cashier's check payable to John J. Menchaca, Trusthe sum of \$15,000.00 not less than 2 Court days before the date of the hearing. property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):
David Pierce
Re/Max Associates
12411 poway Road
Poway, CA 92064
<u>Telephone: (858) 391-5827 FAX (858) 391-5850</u>
Date: March 31, 2003